085.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	639,700 / 639,700
					USE VALUE:	639,700 / 639,700
					ASSESSED:	639,700 / 639,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WESSEN MCKENZIE CATHERINE
Owner 2:	CHEBOT DANIEL BORKAN
Owner 3:	
Street 1:	106 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERGERON ROBERT R & MARIA -
Owner 2:	-
Street 1:	106 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,970 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Asbestos Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4970.000	241,300		398,400	639,700
Total Card	0.114	241,300		398,400	639,700
Total Parcel	0.114	241,300		398,400	639,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.08 | /Parcel: 492.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	53541
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!6925!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,600	0	4,970.	398,400	640,000	640,000	Year End Roll	12/18/2019
2019	101	FV	206,300	0	4,970.	392,700	599,000	599,000	Year End Roll	1/3/2019
2018	101	FV	213,200	0	4,970.	301,600	514,800	514,800	Year End Roll	12/20/2017
2017	101	FV	213,200	0	4,970.	284,600	497,800	497,800	Year End Roll	1/3/2017
2016	101	FV	213,200	0	4,970.	261,800	475,000	475,000	Year End	1/4/2016
2015	101	FV	200,800	0	4,970.	244,700	445,500	445,500	Year End Roll	12/11/2014
2014	101	FV	200,800	0	4,970.	225,400	426,200	426,200	Year End Roll	12/16/2013
2013	101	FV	200,800	0	4,970.	225,400	426,200	426,200		12/13/2012

PRINT

Date	Time
12/10/20	21:37:21

LAST REV

Date	Time
11/12/20	11:42:19
danam	
6925	

USER DEFINED

Prior Id # 1:	53541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGERON ROBERT	71128-473	1	6/8/2018		650,000	No	No		
	11852-186		6/29/1970		24,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2020	1151	Redo Kit	33,000	C				
11/3/2017	1471	Insulate	2,100	C				
8/11/2010	986	Manual	9,958					BLOWN INSULATION
7/23/2008	815	New Wind	7,800					
10/26/1994	572	Manual	1,200					PORCH & STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
12/9/2008	Meas/Inspect	189	PATRIOT
10/27/2000	Hearing Chag	201	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4970		Sq. Ft.	Site		0	70.	1.15	6									398,370						398,400	

Total AC/HA:	0.11410	Total SF/SM:	4970	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	398,370	Spl Credit		Total:	398,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj $ / SQ:	158.694
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349710
Depreciation:	108410
Depreciated Total:	241300

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

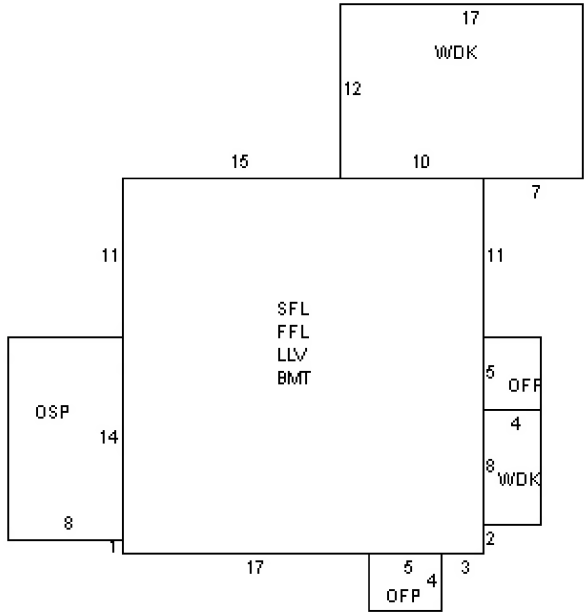
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.69
Special Features:	0	Val/Su Net:	80.76
Final Total:	241300	Val/Su SzAd	185.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	650	47.610	30,945
FFL	First Floor	650	158.690	103,151
LLV	Lower Level	650	71.410	46,418
SFL	Second Floor	650	158.690	103,151
WDK	Deck	236	9.630	2,272
OSP	Screen Porch	112	32.310	3,618
OFP	Open Porch	40	41.380	1,655
	Net Sketched Area:	2,988	Total:	291,210
Size Ad	1300	Gross Are	2988	FinArea 1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	